

# \$415,000 - 4201 19 Avenue Se, Calgary

MLS® #A2233906

**\$415,000**

4 Bedroom, 2.00 Bathroom, 926 sqft

Residential on 0.06 Acres

Forest Lawn, Calgary, Alberta

Nestled on a sun-kissed corner lot in the heart of one of Calgary's most vibrant and rapidly growing communities, this home is a burst of warmth, character, and potential.

Whether you're a first-time buyer ready to plant roots, a growing family needing space, or a savvy investor looking for flexibility, this property checks all the boxes.

Step Inside and Feel the Possibilities:

Welcome in through a bright split-level entryway with stairs leading up to the sun-soaked living space or down to versatility and value-added basement bedrooms with great potential for a basement suite development (upon city approval)

>> The open-concept living area is bright, spacious, and effortlessly welcoming perfect for both cozy nights and lively gatherings

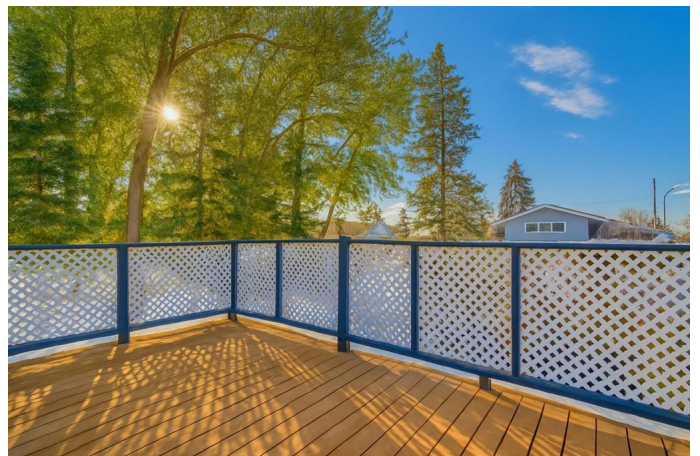
>> The kitchen flows beautifully onto a private side deck facing 41 Street SE, where you can sip coffee under the sun or host dinner with a breeze

>> 4 spacious bedrooms (two up, two down) offer room to grow, share, or rent

>> The spacious basement gives you exciting options easily add a 5th bedroom, or create one or two income-generating suites (subject to city approval)

Live Where Everything's Just Steps Away:

>> Top nearby schools: Forest Lawn High,



Ernest Morrow, and Valley View

>> Green escapes: Walk to Forest Lawn Park  
or let kids play at Forest Lawn Natural  
Playground

>> Foodies rejoice! Within a 10-minute walk  
you'll find over 10 restaurants and caf  s  
including Papa Johns Pizza, Tong KY BBQ,  
Tim  s Caf  , Shawarma Palace, Pho 88  
Noodle House   " plus Tim Hortons,  
McDonald  s, Dairy Queen, and more along  
vibrant International Avenue

>> Shop with ease   " walk to Merv  s No  
Frills, Sobeys, Giant Tiger, Mayfair Foods, and  
multiple international food and grocery markets

>> Unwind nearby at local favourites like Spot  
Pub & Grill, Alpha Bar, and Border Crossing  
And best of all   " you  re just a 10-minute  
commute to downtown Calgary! That  s  
unbeatable access without the downtown  
price.

Zoned RC-G, this property is more than a  
home   " it  s a launchpad for your next  
chapter. Live in it, rent it out, or build your  
vision for the future.

Built in 1975

## Essential Information

MLS�� #	A2233906
Price	\$415,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	926
Acres	0.06
Year Built	1975
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

## Community Information

Address	4201 19 Avenue Se
Subdivision	Forest Lawn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 2M3

## Amenities

Parking Spaces	1
Parking	Off Street

## Interior

Interior Features	Open Floorplan, Separate Entrance
Appliances	Dryer, Electric Cooktop, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Partial, Partially Finished

## Exterior

Exterior Features	Balcony, Playground, Private Entrance, Private Yard
Lot Description	Front Yard, Rectangular Lot, Corner Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 19th, 2025
Days on Market	10
Zoning	RCG

## Listing Details

Listing Office	RE/MAX Complete Realty
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